



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

May 7, 2016

Julie Seiwell (1C01)

Hector Huevo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

Public Space Committee
1100 4th Street SW – 3rd Floor
Washington, DC 20024

Re: 1800 Columbia Road NW (The SunTrust Property)

Dear Public Space Committee,

At a duly-noticed public meeting held on May 4, 2016, with a quorum present, ANC1C approved the attached resolution by a vote of 5-1, with 1 Commissioner abstaining. The resolution addresses significant issues concerning public space matters with respect to PN Hoffman and Potomac Development Group's proposed development at 1800 Columbia Road NW in Adams Morgan (currently the SunTrust property).

Sincerely,

Ted Guthrie

Chair, Advisory Neighborhood Commission 1C

**Resolution Concerning Certain DDOT / Public Space Issues for
the Proposed Development at 1800 Columbia Road NW**

Advisory Neighborhood Commission 1C ("ANC1C") adopts the following resolution and authorizes any Commissioner of ANC1C to represent ANC1C before any District Board or Agency having jurisdiction over these matters:

Whereas, PN Hoffman and Potomac Development Group (the "Developers") are developing plans for a new mixed-used building at the corner of 18th Street NW and Columbia Road NW (the "Project");

And whereas the Project, as currently proposed, calls for a curb cut on the 2400 block of 18th Street NW to access underground parking;

And whereas the 2400 block of 18th Street NW has the heaviest pedestrian traffic in Adams Morgan, including particularly high volume on weekdays during morning and evening hours and on weekend days, and even higher volume on weekend nights, typically between 10 pm and 3 am;

And whereas the 2400 block of 18th Street NW has so much pedestrian and vehicular traffic on weekend nights that it is routinely closed or partially closed to vehicular traffic by DDOT and MPD;

And whereas the Project connects directly to a public alley on its southern side;

And whereas the Developers also propose to install underground parking spaces that extend beyond the building restriction line along Columbia Road NW;

And whereas Columbia Road NW is a significant transportation corridor connecting Connecticut Avenue NW with 16th Street NW and points east and which was historically a trolley car route and which may, for that purpose or otherwise, require full access to the ground beyond the building restriction line below grade level in the future;

Therefore, ANC 1C resolves that:

- I. A curb cut for the Project on the 2400 block of 18th Street NW would create a significant hazard for pedestrian traffic, and accordingly should not be permitted. Instead, access to underground parking for the Project should be from the public alley. In this regard, ANC1C notes that the current plans show a 50 foot loading dock that is no longer required under the zoning regulations rewrite, and which could instead be converted readily to a ramp leading from the alley to the underground parking.
- II. In order to preserve flexibility for future transit planning on Columbia Road NW, underground parking spaces for the Project should not be allowed to extend beyond the building restriction line on Columbia Road NW.